



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

APRIL 15, 2004

PRESENT: Cain, Fruit, Kennett, Martin, Pyle

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder & Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Martin called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Martin opened/closed the public hearing.

MINUTES:

APRIL 1, 2004: **BOARD MEMBERS KENNETT/CAIN MOTIONED TO APPROVE THE APRIL 1, 2004 MINUTES. THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:**

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

SUBCOMMITTEE:

1. Coyote Estates Modified Attached Units

NO COMMENTS

OLD BUSINESS

2. **SITE REVIEW, SR-02-13: NINA LANE-CHEN:** A request for site, landscape and architectural plan approval for the construction of five single-family homes (three detached, two attached) on an approximate 1.26-acre site. The subject site is located at the southeast corner of Juan Hernandez Dr. and San Vicente Ct. in an R-1(12,000)/RPD zoning district.

BOARD MEMBERS FRUIT/CAIN MOTIONED TO APPROVE RESOLUTION 04-002 WITH THE FOLLOWING AMENDMENTS:

1. All changes on the "Red lined" mark up set shall be incorporated into the plans submitted to the Building Division for permit. The Building Division set of plans shall be reviewed and approved by a subcommittee of the Board prior to the issuance of a building permit.
2. Landscape plans shall be revised to incorporate additional deciduous trees. Approximately half of the landscape trees shall be deciduous.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

3. **SITE REVIEW AMENDMENT, SRA-02-09: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS:** A request to amend the site review approval granted to application SR 02-09: Digital-Morgan Hill Development Partners. The amendment request would split the previously approved 23,172 sq. ft. building into two, 9,646 sq. ft. buildings. The proposed project is located on lots 9 &10 of the Morgan Hill Business Ranch.

BOARD MEMBERS FRUIT/CAIN MOTIONED TO APPROVE RESOLUTION 04-012.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ARCHITECTURAL REVIEW BOARD MINUTES

APRIL 15, 2004

Page 3

4. **SITE REVIEW, SR-04-08: TENNANT STATION-LABARBERA:** A request for site and architectural plan approval for paint colors and material palette for buildings at the Tennant Station Shopping Center located at the southeast corner of Tennant Avenue and Monterey Road.

BOARD MEMBER KENNETT STEPPED DOWN FOR THIS ITEM.

BOARD MEMBERS PYLE/CAIN MOTIONED TO APPROVE RESOLUTION 04-013 WITH THE FOLLOWING MODIFICATIONS:

1. Delete "Other Condition 1".
2. Colors 1-4 on the color palette shall be used on the building fascia.
3. The concrete columns within the center shall not be painted.
4. Delete optional paint colors 5-8 on the color board.
5. The building soffits shall be repaired and painted through out the center. The soffit color shall be a "champagne" color or lighter.

THE MOTION PASSED BY A VOTE OF 4-0 AS FOLLOWS:

AYES: CAIN, FRUIT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: KENNETT

BOARD MEMBER KENNETT RETURNED TO HER SEAT.

5. **SITE REVIEW, SR-03-18: WATSONVILLE-SOUTH COUNTY HOUSING:** A request for site, architectural and landscape plan approval for a 10 lot single family modified attached development proposed on a 1 acre lot located at the north west corner of the intersection of Calle Sueno and Watsonville Rd.

BOARD MEMBERS CAIN/KENNETT MOTIONED TO APPROVE RESOLUTION 04-014 WITH THE FOLLOWING MODIFICATIONS:

1. Additional details (consistent with the front elevations) shall be provided on the rear and side elevations of all models. Detail such as additional side windows, awnings, shutters, corbels, vent details, wrought iron and variation in garage door styles shall be incorporated into revised plans to be reviewed and approved by staff.
2. Color scheme one, "simple white" body color shall be switch with the proposed trim color or shall be a flat non-reflective white.
3. Move the porch lights to a consistent location on each of the four elevations.
4. Revise the landscape plan to include additional deciduous trees.
5. Revise the landscape plan to include longer lasting varieties of shrubs.

THE MOTION PASSED BY A VOTE OF 5-0 AS FOLLOWS:

AYES: CAIN, FRUIT, KENNETT, MARTIN, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

ANNOUNCEMENTS: None

ADJOURNMENT: Chair Martin adjourned the meeting at 8:45 p.m.

MINUTES PREPARED BY:

TERRY LINDER
Meeting Coordinator